

057.A

0004

0020.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

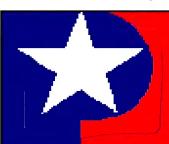
Total Card / Total Parcel
433,000 / 433,000

USE VALUE:

433,000 / 433,000

ASSESSED:

433,000 / 433,000


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
20		FOREST ST, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	CERVERA JOSE		
Owner 2:	RICO ALVAREZ MARIA		
Owner 3:			

Street 1: 20 FOREST ST UNIT 2
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: EVANS TIMOTHY S & -
Owner 2: JOHN-BLYTH KIRSTEN -
Street 1: 20 FOREST ST UNIT 2
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1939, having primarily Vinyl Exterior and 1178 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7814															G8	1.	

Legal Description							User Acct
							28123
							GIS Ref
							GIS Ref
							Insp Date

PREVIOUS ASSESSMENT								Parcel ID	057.A-0004-0020.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	426,500	0	.	.	426,500	426,500	Year End Roll	12/18/2019
2019	102	FV	436,300	0	.	.	436,300	436,300	Year End Roll	1/3/2019
2018	102	FV	385,700	0	.	.	385,700	385,700	Year End Roll	12/20/2017
2017	102	FV	351,400	0	.	.	351,400	351,400	Year End Roll	1/3/2017
2016	102	FV	351,400	0	.	.	351,400	351,400	Year End	1/4/2016
2015	102	FV	324,600	0	.	.	324,600	324,600	Year End Roll	12/11/2014
2014	102	FV	309,700	0	.	.	309,700	309,700	Year End Roll	12/16/2013
2013	102	FV	309,700	0	.	.	309,700	309,700		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
EVANS TIMOTHY S	51362-563		6/26/2008		310,000	No	No						
CARNEY JOHN	47312-215		4/21/2006		299,000	No	No						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
6/7/2017	658	Inter-De	12,000	C					4/26/2007	External Ins	BR	B Rossignol			
7/7/2015	894	Addition	70,000		7/7/2015			2nd floor addition							

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall: 8 - Brick Veneer	25%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1939	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct: G8	Fact: .			Floor: M - Multi-Level				Totals	RMs: 6	BRs: 2	Baths: 1	HB									
Const Mod:				% Own:	55.000000000																
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	6	2									
Sec Int Wall:				Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:				Total:	18.6 %			Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar: 1								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO	Central Vac: NO																				
% Com Wall:	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 057.A-0004-0020.2												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							